

**PRELIMINARY PUBLIC REPORT
STANDARD SUBDIVISION**

RE 603D (Rev. 1/97)

SUBDIVISION INFORMATION		For DRE Use Only
NAME OF APPLICANT		DRE FILE NUMBER
TRACT OR MAP NAME AND NUMBER		ISSUANCE DATE
ADVERTISING NAME (IF DIFFERENT)	COUNTY	EXPIRATION DATE

CONSUMER INFORMATION**General Information**

- This report is not an approval or disapproval of this subdivision.
- This report is for your information only and the information included may change substantially in the future.

The Department of Real Estate has not yet made a substantive review of this proposed subdivision.

- Under this Preliminary Public Report, seller is authorized only to advertise and take reservations.
- The seller may not negotiate the sale or lease of lots or units with you until a FINAL PUBLIC REPORT has been issued by the Department of Real Estate (DRE).
- You have no assurance that this subdivision or promised improvements will ever be completed or will ever comply with DRE requirements.

Reservations are Non-Binding

- The reservation form is not a contract.
- Its terms are *not enforceable* by either you or the seller.
- You or the seller may cancel the reservation at any time.
- The seller may ignore the reservation and sell the property to someone else.
- If you or the seller cancel the reservation, your entire deposit shall be returned immediately by seller or escrow depository.

Final Public Report

The final public report will tell you much more vital information about the property than is contained in this Preliminary Public Report. It is important that you read and consider all this information before deciding to purchase.

Financing Programs

Financing programs which are being advertised at present could differ substantially from those approved by the Department of Real Estate at the time of issuance of the final public report. It is important that you read and fully understand all loan documents before you actually obligate yourself to purchase.

Price Quotations are Subject to Change

Any reservation form you sign does not guarantee a price for the property considered nor does it require the seller to sell the property to you at prices discussed at the time you signed the form. To actually buy the property, you must sign a purchase contract which can only be done after you have received a copy of the final public report.

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Location and Size

This subdivision contains _____ lots on _____
acres and is located at :

Type of Subdivision

This project is of the type referred to as a standard subdivision.

Interest to be Conveyed

You will receive fee title to a specified lot.

Investigate Before Purchasing

You should investigate this project/subdivision before obligating yourself to purchase. Some important factors to determine are:

- Availability of services such as: utilities, schools, fire protection, and public transportation.
- Hazards such as: earthquake faults, landslides, airplane take off and landing patterns, flood drainage, easements, toxic waste and chemical disposal dumpsites.
- Zoning for the property and the surrounding areas which may affect property value.
- Homeowner responsibilities as described in the recorded restrictions, if any, such as road maintenance.

The above information, if it has been recorded, may be found at the County Recorder's Office. City and/or county agencies such as building, planning, or health and the Office of the Supervisor will have other information. The final public report will include important facts about the subdivision which you should consider before making the decision to purchase this property.

Reservation Money Handling

If you reserve a lot, the seller must place all funds received from you, together with a completed and executed Reservation Instrument (RE 612) and Reservation Deposit Handling Agreement (RE 612A), in a neutral escrow depository at:

subject to the conditions of the reservation instrument. If you cancel the reservation, you may go to the seller or directly to the escrow depository to get a full refund of your deposit.

No Discrimination Allowed

Section 51 of the Civil Code, the Unruh Civil Rights Act, makes it unlawful for sellers of real property and real estate licensees, among others, to discriminate on the basis of sex, race, color, religion, ancestry, national origin, age, or sexual preference.

Preliminary Public Report Termination

This Preliminary Public Report expires one year from the date of issuance unless:

- a final public report is issued earlier (*issuance of a final public report voids this Preliminary Public Report unless it is an overall Preliminary covering other tracts for which Final Public Reports are not yet issued*) , or
- a renewal of the preliminary public report is granted within that year, or
- expiration may be sooner for other reasons (i.e., the seller does not currently hold title to the property).

Reviewed By: _____

Report Problems to:

The Department of Real Estate

If you believe the seller has not complied with legal requirements or has acted in a discriminatory manner, you should contact the nearest subdivision office of the California Department of Real Estate.

Subdivisions Office – North

2201 Broadway
P.O. Box 187005
Sacramento, CA 95818-7005
Telephone: (916) 227-0813

Subdivisions Office – South

107 South Broadway, Room 7111
Los Angeles, CA 90012
Telephone: (213) 897-3908

Subdivider Notice:

A COPY OF THIS PUBLIC REPORT AND A STATEMENT ADVISING THAT A COPY OF THE REPORT MAY BE OBTAINED FROM THE OWNER, SUBDIVIDER, OR AGENT AT ANY TIME UPON ORAL OR WRITTEN REQUEST, SHALL BE POSTED IN A CONSPICUOUS PLACE AT ANY OFFICE WHERE SALES OR LEASES OR OFFERS TO SELL OR LEASE INTERESTS WITHIN THIS SUBDIVISION ARE REGULARLY MADE. [*Business and Professions Code Section 11018.1(b)*]